

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

SPECIAL CITY COUNCIL MEETING
COUNCIL CHAMBERS
MARCH 29, 2004
2:00 P.M.

The City Council met at the above place and date at approximately 2:05 p.m. Mayor Joe Wardy present and presiding and the following Council Members answered roll call: Susan Austin, Robert A. Cushing, Jr., John F. Cook, Daniel S. Power, and Anthony Cobos. Absent: Paul J. Escobar. Late arrivals: Jose Alexandro Lozano at 2:09 p.m. and Vivian Rojas at 2:08 p.m.

Representative Austin left the meeting at 5:30 p.m., Representative Cobos left at 6:10 p.m., and Mayor Wardy left at 6:29 p.m.

AGENDA

1. Presentation by Fortis DeBartolo Group regarding Towne Centre Project and incentive request.
2. Presentation by Citizens Review Committee for the Towne Centre Project.
3. Comments from Members of the Public.
4. Brief reply by Fortis DeBartolo Group regarding public comments.
5. Discussion and action on recommendation regarding Towne Centre Project.
6. The City Council of the City of El Paso will retire into **EXECUTIVE SESSION** pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss and take action on any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the City Council of the City of El Paso may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.)

Section 551.071 CONSULTATION WITH ATTORNEY

Section 551.072 DELIBERATION REGARDING REAL PROPERTY

Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS

Section 551.074 PERSONNEL MATTERS

Section 551.076 DELIBERATION REGARDING SECURITY DEVICES

Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Mr. Ed Kobal, Fortis DeBartolo Group, gave Powerpoint presentation (on file in the City Clerk's office) regarding the proposed lifestyle center and the creation of a TIF District and answered questions from and responded to comments made by the Council Members.

Mr. David Bernard, attorney representing Fortis DeBartolo, addressed the funding mechanisms, as presented in the above Powerpoint presentation, and answered questions from and responded to comments made by the Council Members.

Mr. Mark C. Longenbaugh, P.E., Texas Department of Transportation, explained that TxDOT had not conducted a traffic study; however, would work with the City to remedy traffic congestion. He explained that funding for traffic solutions had yet to be determined. He answered questions from and responded to comments made by the Council Members.

Mr. Gerald Rubin, Citizens Review Committee member, named additional Citizens' Review Committee members and stated that the Committee had reviewed the Fortis DeBartolo proposal, met with representatives of the developers and met with and/or read correspondence from persons or entities in support of or in opposition of the proposed project. He gave the Citizen's Review Committee's recommendations and answered questions from and responded to comments made by the Council Members.

Mr. Jim Volk, Citizens Review Committee member, explained the loan structure for Representative Austin. Mr. Bernard provided additional comments in reference to the financing structure.

Mr. Sonny Brown, Citizens Review Committee member, answered questions from and responded to comments made by Representative Austin.

Mayor Wardy thanked the individual members of the Citizens Review Committee for their commitment to their community.

The following individuals spoke in favor of the Towne Centre proposal and answered questions from and responded to comments made by the Council Members.

- Mr. John Cordova, Raba Kistner Consultants, Inc.;
- Mr. Joe Gomez, Associated General Contractors;
- Mr. Bill Cugiman, citizen; and
- Mr. Richard Greco, Fortis DeBartolo Group,;

The following individuals spoke in opposition to the Towne Centre proposal and answered questions from and responded to comments made by the Council Members:

- Mr. Bill Hammer, Simon Property Group, gave a Powerpoint presentation (on file in the City Clerk's office);
- Ms. Risher Gilbert, attorney representing Simon Property Group;
- Mr. Richard Schecter, citizen;
- Mr. Artemio de la Vega, Las Palmas Lifestyle Center;
- Mr. Frank Ainsa, attorney representing Mr. Artemio de la Vega;
- Mr. Gary Sapp, Hunt Building Corporation; and
- Mr. Ray Gilbert, citizen, spoke in opposition to the use of hybrid bonds for the proposed project.

The following City staff members commented and/or answered questions of the Council Members:


- Mr. Bill Chapman, Deputy Chief Administrative Officer for Financial and Administrative Services.

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Motion made by Representative Cushing, seconded by Representative Power and unanimously carried to adjourn this meeting at 7:27 p.m.

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APPROVED AS TO CONTENT:



Richarda Duffy Momsen, City Clerk